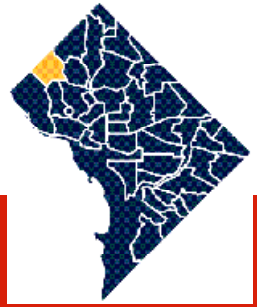


city living, **dc** style!



Neighborhood Cluster

11



American University Park
Friendship Heights
Tenleytown

Cluster 11 is defined by its attractive tree-lined streets, stable neighborhoods, and proximity to open space. Its boundaries are Reno Road on the east, the District-Maryland line on the north, Massachusetts Avenue on the west, and Nebraska Avenue and Upton Street on the south.

 Cluster  Parks  Water

Neighborhood
Cluster

11

American University Park

Friendship Heights

Tenleytown



Physical Characteristics and Assets

From a historic perspective, Tenleytown is one of the oldest parts of the city and was developed at the juncture of three roads—Georgetown Pike (now Wisconsin Avenue), River Road, and Belt Road. The Civil War brought development to the area when Fort Reno was established in the area as one of the “ring of forts” around Washington. After 1900, development followed Wisconsin Avenue out from the city’s center, and the streetcar lines brought new residents. It took another 50 years for this area to develop to the extent to which it is today. In the 1980s, the area saw two Metro stations open along Wisconsin Avenue at Tenley Circle and Western Avenue.

The predominant land use in Cluster 11 is residential and is primarily composed of single family detached homes. The main commercial area for the Cluster runs along Wisconsin Avenue. The Tenleytown portion of the commercial area is centered on the Tenleytown Metro station and includes a grocery store, numerous small shops, and restaurants. The Friendship Heights portion is centered on the Friendship Heights Metro station and functions as a regional shopping area with major retailers.

Key assets and features of Cluster 11 include the following:

- *The neighborhoods offer sound housing stock and a strong real estate market.*
- *Fort Reno Park and several other smaller parks and open spaces offer a variety of recreation opportunities.*
- *The Wisconsin Avenue and Massachusetts Avenue corridors offer connections to other parts of the city and to Maryland.*
- *The Tenleytown and Friendship Heights Metro stations offer transportation options and connections for Cluster 11 residents and to visitors from across the region.*
- *The Friendship Heights commercial area offers regional shopping opportunities and includes national retailers such as Neiman Marcus, Lord and Taylor, Pottery Barn and Border’s Books.*
- *Cluster 11 is home to Janney School, one of the region’s best public elementary schools (in terms of test scores).*



Recent Neighborhood Activity

- *The old Hechinger site on Wisconsin Avenue is being renovated to include apartments above retail, including Best Buy and the Container Store.*
- *American University’s 10-Year Campus Plan was approved, including a plan to build a new arts center on Massachusetts Avenue at Ward Circle.*